FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
18-309A	ORLEANS		EAS.21

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
South Eastham

Address: 1705 State Highway

Historic Name: Samuel & Lois Smith House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: ca. 1795

Source: censuses, deeds, vital records, historic maps

Style/Form: Federal/end house

Architect/Builder: unknown

Exterior Material:
Foundation: brick

Wall/Trim: vinyl clapboard/metal

Roof: asphalt shingle

Outbuildings/Secondary Structures:
Barn & garage, 20th c.

Major Alterations *(with dates)*:
Shed dormer added, 20th c.
Vinyl siding added, 2000s
Window sash replaced

Condition: fair

Moved: no ☒ yes ☐ **Date:**

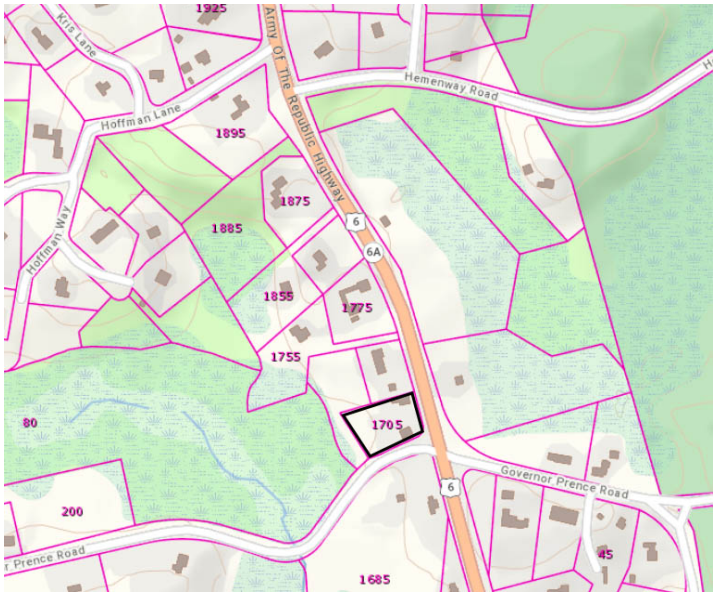
Acreage: 0.69

Setting: The house and associated buildings are situated on the State Highway amid dense roadside development comprised of historic properties and more recent summer cottages.

Photograph

View from SE.

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The Samuel & Lois Smith House, built ca. 1795, is a story-and-a-half wood frame single dwelling with an end house plan. The gabled front façade contains an entrance offset by two windows on the first story and four upper story windows in the gable, two standard-sized windows in the center flanked by smaller windows under the eaves. This pattern led to the conclusion on the 1995 B Form that this façade had been the gable end of a traditional center-chimney Cape Cod house that faced south towards Governor Prence Road rather than the state highway, which was re-routed closer to the house in the 1950s. The fenestration on the south side no longer reflect the house's original plan; however, the two windows on the north side may be in their original locations. Further, corner and eave trim left intact when vinyl siding was installed appear consistent with the Federal period. The house has a brick foundation, to be expected of dwellings built in the 18th century. A one-story wing attached to the west end of the house has a rock-faced foundation, which associates it with the 1910s or 1920s; it probably was added when the plan changes were made. A small outbuilding is sited just west of the wing.

There are two other outbuildings on the half-acre property: a small one-story wood frame barn or shop in the southeast corner at the intersection, and a one-story wood frame garage with a hanging track door located just north of the house. A driveway circles around the house and outbuildings from the north end of the state highway frontage to the Governor Prence Road frontage. Most of the parcel is open space; the rear of the lot is wooded.

HISTORICAL NARRATIVE

The house now numbered 1705 State Highway, at the northwest corner of that road and Governor Prence Road, may date to about 1795, when the dwelling house of Samuel Smith (1766-1831) is identified in a deed. Samuel Smith was the eldest son of Joseph Smith (1743-by 1779) and his wife Mary Snow and a fifth-generation descendant of Eastham settler Ralph Smith. Samuel Smith married Lois Freeman (1768-1825) of Eastham in 1789, and between February 1795 and March 1809 he acquired property once owned by his grandfather Joseph Smith (1692-1779) from his unmarried aunts Bathsheba Smith (born 1724) and Judith Smith (born 1732) and from his brothers Joseph (born 1768) and Abraham (born 1772), who had inherited part of the share of their grandfather's estate that had been left to their brother Josiah (born 1770), who had died by 1797. A 1795 deed from Bathsheba and Judith Smith referred to Samuel Smith's dwelling house, and an 1809 deed from Judith to Samuel transferred eight acres bordering Samuel's land where her father Joseph's house had "formerly stood." Samuel Smith was taxed on a dwelling in the 1798 federal direct tax, and he was listed in Eastham censuses from 1800 to 1830. He died in 1831. No deed or will records a transfer, but the family property on which 1705 State Highway stands appears to have fallen to son Samuel (born 1804), the only living son of Samuel and Lois Freeman Smith. The May 1837 will of Samuel Smith Jr., who did not marry, left his sister Polly (1797-1839) two hundred dollars and the use and improvement of his house, homestead, pasture, cow, and horse. He left to all four of his sisters—Polly, Sarah (1794-1873), Bathsheba (1802-82), and Thankful (1811-82)—the ownership of his real estate. By that time, only Bathsheba had married, in 1826 to Freeman Doane Mayo (1802-88), and the couple lived with their children at 1775 State Highway (EAS.22), just north of this house. At Polly Smith's death in 1839, the 1705 State Highway house vested in her three sisters, and in the 1840 census it is listed as the household of Sarah; her sister Thankful probably also lived in the house, as did one girl under the age of ten.[1]

The 1850 census lists Sarah Smith with $1533 in real property living with her younger sister Thankful in a house between that of Freeman D. Mayo, to the north, and Elkanah K. Paine, to the east. In 1853 Thankful F. Smith married Henry Mayo, a Truro native then living in Malden, and left to live in that suburban Boston town, and in 1855 only Sarah Smith was listed as occupying the house. The 1858 Eastham map mistakenly labeled the house "Mrs. S. Smith"; she never married. By 1860 her niece Sarah Smith Mayo (1837-1912) had come to live with her, but by 1865 she may have returned to her parents' 1775 State Highway

[1] The June 1995 Massachusetts Historical Commission building form for 1775 State highway (EAS.22) states that in 1842 Bathsheba Smith Mayo and her son Joseph Freeman Mayo sold part of the Samuel Smith property to Bathsheba's sister Sarah (or Sally) for $2500, but this is a mortgage deed in which Freeman D. Mayo and his wife Bathsheba Smith Mayo agreed to pay Sarah Smith that amount within seven years (BCD 27:327). The deed transferred thirteen parcels, the first including three acres and a house on the west of side of an unidentified road and the second four acres of swamp and other land; extrapolating from the 1858 Eastham map suggests that these parcels were the site of 1705 and 1775 State Highway.

household; Sarah Smith is listed in the state census that year as a housekeeper living alone. In 1866 Henry Rich died, and the widowed Thankful Smith Rich returned to Eastham to live with her sister. Both are listed with real property in the 1870 census.

Sarah Smith died in April 1873. Her death record states that she was insane, but her 1865 will was cogent. She left "to my adopted daughter my obedient and faithful child Sarah S Mayo daughter of Freeman D. Mayo" all of the land she owned in common with her sister Thankful Rich on the east side of State Highway and all of her estate, including the 1705 State Highway house, on the west side of State Highway, also owned in common with Thankful. The will stated that should Thankful Smith Rich die "not having sold the real estate I gave her also leaving no will said real estate will become the property of my adopted daughter Sarah S Mayo." The 1880 Eastham map marks the 1705 State Highway house "Mrs Rich," but neither she nor Sarah S. Mayo appear in this Eastham neighborhood in that year's federal census.

Thankful Smith Rich died in July 1882, and her 1875 will left small cash legacies to numerous relatives and all of the rest of her property to Sarah S. Mayo. In 1893 Sarah Mayo sold the property to her older married sister Mary T. Cutler (1835-1914) and moved to a rented house with Connecticut native Jennie Hall and a boarding farm worker. By 1910 she and Hall were boarding in the nearby home of John Fulcher, and in June 1900 her sister Mary sold 1705 State Highway to Joseph H. Souza.[2]

Born in 1874 on the Azorean island of Fayal, Joseph Henry Souza came to the United States in the 1890s, and in 1902 in Eastham he married Carrie E. Goldthwait, a native of Newburyport who was doing housework in Eastham. Souza was a farmer, and he and his wife had three children—Helen, Effie, and Henry. Little else is known about the family, but by 1919 the Souzas had moved to New Bedford, where Joseph Souza worked as a mill operative in that city's North End. In January 1920 he sold 1705 State Highway to William H. Rich, who in turn sold it in December of the same year to Nathan E. Clark.[3]

Nathan Everett Clark (1892-1973) was the son of Nathan P. and Etta Dill Clark and grew up in the Nauset area of Eastham. By 1917 he was doing farm and other work for Bostonian Charles N. Campbell, a summer resident, and in 1920 he was driving a coal truck and boarding in Orleans when he married Orleans native Helen Gould. The 1930 census lists them on State Highway in Eastham; Clark was a mechanic and ran a garage. By 1940 his wife was a garage bookkeeper, and Nathan Clark was driving a school bus for the town of Eastham.

The Clarks owned 1705 State Highway until 1962, when they sold it to Harry and Corinne E. Rosen of Whitman. The son of Russian Jewish immigrants who had settled in Whitman by 1910, Harry Rosen worked for an ambulance service, and his wife Corinne worked for the draft board in Brockton in the mid-1950s. In 1985 Corinne Rosen sold 1705 State Highway to Francis Verdery and Robert T. Morley Sr. of Whitman, and Morley sold his interest in the property to Verdery four months later. Verdery subdivided the parcel and sold the house and 0.69 acre to Daniel Delgizzi and Davis Delgizzi of Braintree in July 1986; they were the owners of record in 2020.[4]

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[2] Sarah S. Mayo to Mary T. Cutler, Malden, 9 Sept 1893, BCD 208:562; Mary T. Cutler, Malden to Joseph H. Souza, 19 June 1900, BCD 246:71.
[3] Joseph H. Souza to William H. Rich, 3 January 1920, BCD 361:484; William H. Rich to Nathan E. Clark, 10 December 1920, BCD 394:550.
[4] Nathan E. Clark to Alfred L. Gill, 13 December 1954, BCD 894:334; Alfred L. Gill to Nathan F. and Helen G. Clark, 13 December 1954, BCD 894:33; Nathan F. and Helen G. Clark to Harry and Corinne E. Rosen, Whitman, 16 March 1962, BCD 1152:75; Corinne M. Rosen, Whitman, to Francis Verdery and Robert T. Morley Sr., Brewster, 31 December 1985, BCD 4867:44; Francis Verdery and Robert T. Morley, Brewster, to Francis Verdery, 15 April 1986, BCD 5025:22; Francis Verdery, Brewster, to Daniel Delgizzi and David Delgizzi, Braintree, 10 July 1986, BCD 5183:167. The 1705 State Highway house is depicted on Lot 1 on "Survey and Plan of Land in Eastham, Mass. Prepared for Francis Verdery," 8 April 1986, BCP 415:1.

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MAPS
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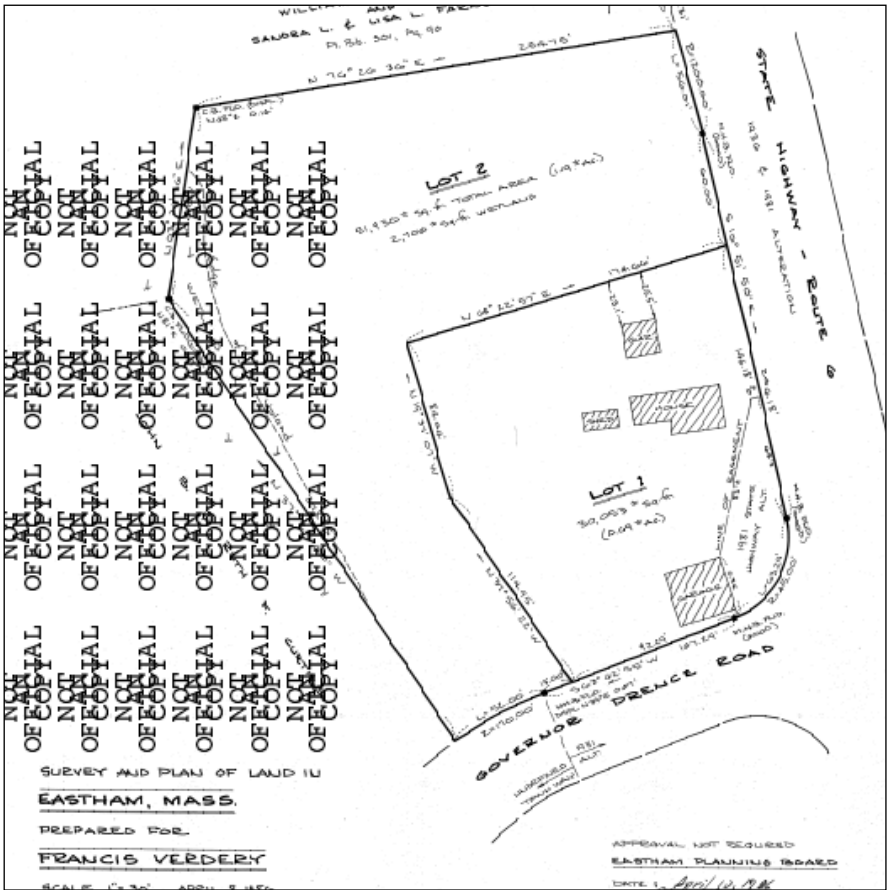
SUPPLEMENTAL IMAGES



The 1986 Verdery subdivision plan placed the 1705 State Highway house and outbuildings on Lot 1 (BCP 415:1).

PHOTOGRAPHS

(credit Larson Fisher Associates, 2019 unless otherwise noted)

View from NE.

View of barn or shop from SE.

View of garage from east.